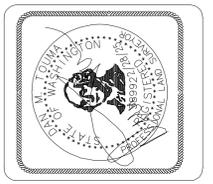


PORTION OF THE N 1/2, SW 1/4, SECTION 35, TWP. 28 N., RGE. 6 E., W.M.

SNOHOMISH COUNTY, WASHINGTON

NO.	REVISIONS	DATE



SURVEYING & CONSULTING
 4227 S. MERIDIAN STE. C-445
 PUYALLUP, WASHINGTON 98373
 4STESURVEYING@COMCAST.NET
 PHONE: 425-235-8440 / 253-446-2149

TOPOGRAPHICAL SURVEY
 OF
16731 & 16755 TYE ST. SE
 FOR
MICHAEL EDELBROCK
 MONROE, WASHINGTON

DATE:	2-27-2025
DRAWN BY:	PJC
CHECKED BY:	DMT

SHEET	OF
1	1
JOB NUMBER EDELBRCK	

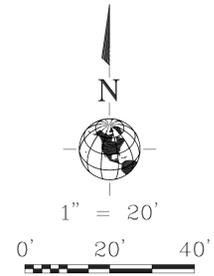


SITE LEGAL DESCRIPTIONS

PARCEL 5
 LOT 5, FRYLANDS COMMERCIAL/INDUSTRIAL PARK DIV. NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63 OF PLATS, PAGES 32 THROUGH 38, INCLUSIVE, UNDER AUDITOR'S FILE NO. 9702265003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
 TOGETHER WITH THAT PORTION OF TRACT A OF SAID PLAT OF FRYLANDS COMMERCIAL/INDUSTRIAL PARK DIV. NO. 1, DESCRIBED AS FOLLOWS:
 COMMENCING AT NORTHWEST CORNER OF LOT 5 OF SAID PLAT; THENCE N 88°52'08" E ALONG THE NORTH LINE OF SAID LOT 5 FOR A DISTANCE OF 38.51 FEET TO A POINT ON A LINE PARALLEL WITH AND 245.00 FEET DISTANT FROM AS MEASURED PERPENDICULAR TO THE EAST LINE OF PARCEL A OF CITY OF MONROE SHORT PLAT SP-195017 RECORDED UNDER AUDITOR'S FILE NO. 9512150002, SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE N 29°37'49" E ALONG SAID PARALLEL LINE FOR A DISTANCE OF 58.49 FEET TO A POINT ON THE NORTH LINE OF SAID TRACT A; THENCE N 89°35'48" E ALONG SAID NORTH LINE FOR A DISTANCE OF 84.09 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 5; THENCE S 00°32'47" W ALONG SAID NORTHERLY EXTENSION FOR A DISTANCE OF 49.21 FEET TO THE NORTHEAST CORNER OF SAID LOT 5; THENCE S 88°52'08" W ALONG THE NORTH LINE OF SAID LOT 5 FOR A DISTANCE OF 112.56 FEET TO THE TRUE POINT OF BEGINNING.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
 PARCEL NO. 865400000500
 ADDRESS: 16731 TYE STREET SE, MONROE, WASH. 98272

PARCEL 6
 LOT 6, FRYLANDS COMMERCIAL/INDUSTRIAL PARK DIV. NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 63 OF PLATS, PAGES 32 THROUGH 38, INCLUSIVE, UNDER AUDITOR'S FILE NO. 9702265003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
 TOGETHER WITH THAT PORTION OF TRACT A OF SAID PLAT OF FRYLANDS COMMERCIAL/INDUSTRIAL PARK DIV. NO. 1, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE ANGLE POINT ON THE NORTH LINE OF LOT 6 OF SAID FRYLANDS COMMERCIAL/INDUSTRIAL PARK DIV. NO. 1;
 THENCE NORTH 01°07'52" WEST FOR A DISTANCE OF 48.14 FEET TO THE NORTH LINE OF SAID TRACT A;
 THENCE SOUTH 89°35'48" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 82.17 FEET TO THE NORTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 6;
 THENCE SOUTH 00°32'47" WEST ALONG SAID NORTHERLY EXTENSION FOR A DISTANCE OF 49.21 FEET TO THE NORTHWEST CORNER OF SAID LOT 6;
 THENCE NORTH 88°52'08" EAST ALONG THE NORTH LINE OF SAID LOT 6 FOR A DISTANCE OF 83.60 FEET TO THE POINT OF BEGINNING.
 SITUATE IN THE COUNTY OF SNOHOMISH, STATE OF WASHINGTON.
 (ALSO KNOWN AS PROPOSED PARCEL 6 OF CITY OF MONROE BOUNDARY LINE ADJUSTMENT NO. BA 200701, RECORDED ON AUGUST 14, 2007, UNDER RECORDING NUMBER 200708145204, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
 RECORDED IN VOLUME 63 OF PLATS, PAGES 32 THROUGH 38, INCLUSIVE, UNDER AUDITOR'S FILE NO. 9702265003, RECORDS OF SNOHOMISH COUNTY, WASHINGTON.
 EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6;
 THENCE SOUTH 17°46'10" WEST, ALONG THE EAST LINE THEREOF, A DISTANCE OF 228.95 FEET;
 THENCE NORTH 83°30'55" WEST, A DISTANCE OF 26.86 FEET;
 THENCE NORTH 12°46'10" EAST, PARALLEL WITH SAID EAST LINE, A DISTANCE OF 235.20 FEET TO THE NORTH LINE OF SAID LOT 6;
 THENCE SOUTH 70°10'08" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 26.90 FEET TO THE POINT OF BEGINNING.
 PARCEL NO. 865400000600
 ADDRESS: 16755 TYE STREET SE, MONROE, WASH. 98272

NOTE: THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON EXISTING AS-BUILT DRAWINGS, AND ARE NOT GUARANTEED TO BE CORRECT, NOR ALL INCLUSIVE. ALL UTILITIES MUST BE VERIFIED PRIOR TO CONSTRUCTION. CALL 1-800-424-5555 FOR UTILITY LOCATORS.



AREA = 95,099.2 SQ. FT. OR 2.18 ACRES
 (PARCELS 5 & 6)
 BASIS OF BEARINGS IS
 REC NO. 20130923900027

REFERENCE SURVEYS
 REC. No. 200708145204
 REC. No. 201512245001
 REC. No. 200708145203

- LEGEND**
- SS = SANITARY SEWER
 - SD = STORM SEWER
 - G = GAS LINE
 - W = WATER LINE
 - GV = GAS VALVE
 - WV = WATER VALVE
 - WM = WATER METER
 - FH = FIRE HYDRANT
 - CB = CATCH BASIN
 - MH = MANHOLE
 - UP = UTILITY POLE
 - LP = LIGHT POST
 - GA = GUY ANCHOR
 - S = SIGN
 - PV = POWER VAULT/TRANSFORMER
 - TP = TELE./TV PEDESTAL
 - PM = PARKING METER
 - SC = SECTION CORNER
 - QC = QUARTER CORNER
 - FM = FOUND MON. IN CASE
 - FP = FOUND PROP. COR. AS NOTED
 - 1/2" = SET 1/2" I.R. W/CAP #49290
 - HT = SET HUB & TACK ON PROP. LINE

SURVEY NOTES

SURVEY METHOD: FIELD TRAVERSE AND GPS R.T.K. EQUIPMENT USED:
 EQUIPMENT USED: 1" TOTAL STATION &
 SURVEY ACCURACY MEETS OR EXCEEDS REQUIREMENTS OF WAC 332-130-090

THIS SURVEY WAS NOT DONE WITH THE BENEFIT OF A CURRENT TITLE REPORT AND DOES NOT PURPORT TO SHOW ANY OR ALL EASEMENTS OF RECORD OR OTHERWISE.

OBVIOUS SIGNS OF ENCROACHMENTS IF ANY, ARE SHOWN, HOWEVER NO GUARANTEE OF OWNERSHIP IS EXPRESSED OR IMPLIED.
 CONTROL MONUMENTS FIELD TIED FEBRUARY 2025

VERTICAL CONTROL

VERTICAL DATUM: NAVD 88
 SOURCE: ELEVATIONS ESTABLISHED PER GPS OBSERVATION

LOCATION:
 TBM #1
 SET PK NAIL IN PARKING AREA IN SOUTHEAST CORNER OF SITE.
 ELEVATION = 34.88 FEET.

TBM #2
 TOP OF MON IN CASE IN THE CENTERLINE OF TYE STREET AT THE SOUTHWEST CORNER OF SITE.
 ELEVATION = 34.02 FEET.

